

# **CITY OF CERES 2009-2014 HOUSING ELEMENT**

**DRAFT INITIAL STUDY AND NEGATIVE DECLARATION**



**DECEMBER 2011**

**CITY OF CERES  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
2220 MAGNOLIA STREET  
CERES, CALIFORNIA 95307**

**PREPARED BY:**





## **City of Ceres Environmental Checklist Form**

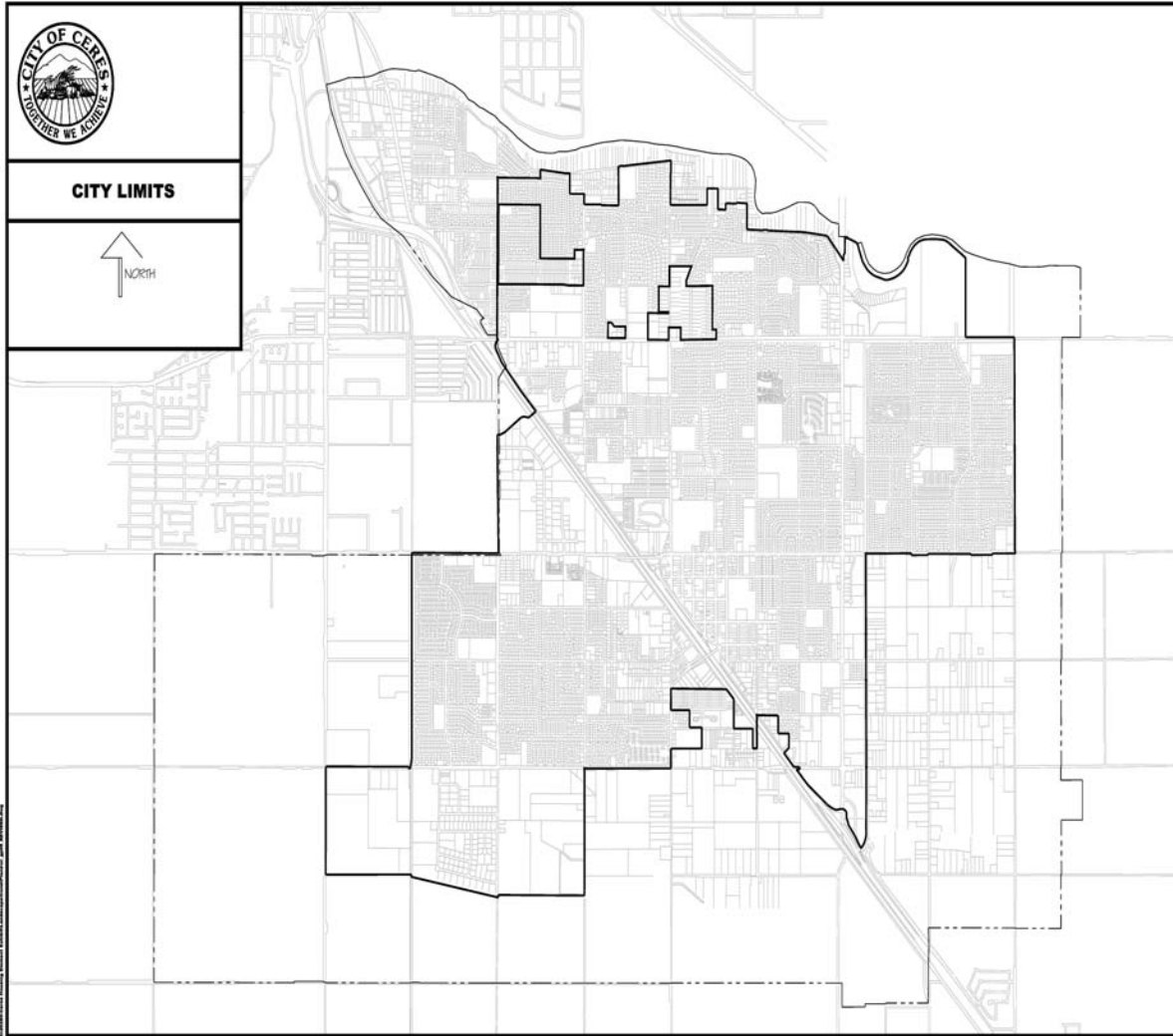
1. **Project Title:** City of Ceres 2009-2014 Housing Element Update
2. **Lead Agency Name and Address:** City of Ceres  
Planning/Building Division  
2220 Magnolia Street  
Ceres, CA 95307
3. **Contact Person and Phone Number:** Tom Westbrook, Planning/Building Division Manager  
[Tom.Westbrook@ci.ceres.ca.us](mailto:Tom.Westbrook@ci.ceres.ca.us), 209.538.5778
4. **Project Location:**

The City of Ceres is located in Stanislaus County (County), in the San Joaquin Valley of the State of California. Stanislaus County is bordered by Tuolumne County to the east, portions of San Joaquin and Alameda Counties to the west, San Joaquin County to the north, and Merced County to the south. The City is divided by State Route 99 (SR 99), running north to south through the western half of the City. The City is also served by State Route 132, running east to west through Modesto, approximately four (4) miles north of the City of Ceres. Major east-west roads serving the City include Hatch Road, Service Road, and Whitmore Avenue. Major north-south roads through the City include El Camino Avenue, Crows Landing Road, Mitchell Road, and Central Avenue. Figure 1, Location Map, has been included to illustrate the City's location and boundary.

The proposed Housing Element Update project area is the area within the City's existing Sphere of Influence, which contains approximately 1,058 acres.
5. **Project Sponsor's Name and Address:** City of Ceres  
Planning Division  
2220 Magnolia Street  
Ceres, CA 95307
6. **General Plan Designation:** Varies (Citywide)
7. **Zoning:** Varies (Citywide)
8. **Description of the Project:**

The 2009-2014 Housing Element is an update to the 2001-2008 Housing Element that was adopted by the City of Ceres in October 2007. California State Law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. The City of Ceres 2009-2014 Housing Element addresses State Law requirements and statutory regulations. Government Code Section 65583 requires that the Housing Element consist of the following components:

Figure 1 – Location Map



- A review of the previous Element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs;
- An analysis and program for preserving assisted housing developments;
- A statement of community goals, quantified objectives, and policies relative to the preservation, improvement, and development of housing;
- A program which sets forth a schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element. The program must do all of the following:
  - a. Identify actions that will be taken to make adequate sites available to accommodate the City's share of the regional housing need, if the need could not be accommodated by the existing inventory of residential sites;
  - b. Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households;
  - c. Address and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing;
  - d. Conserve and improve the condition of the existing affordable housing stock;
  - e. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and,
  - f. Preserve assisted housing developments for lower income households.

The physical development of Ceres is guided by the 1997 General Plan, and as part of the City's 1997 General Plan, the Housing Element must include identification and analysis of existing and projected housing needs; an identification of resources and constraints to address its housing needs; and goals, policies, and implementation programs for adequate housing opportunities for all economic segments of the City.

The update of the Housing Element is necessary to ensure that housing policies properly address changing conditions as well as existing and projected housing needs. The Housing Element plans for and guides development of affordable housing to address the needs of lower income households and special needs groups and minimizes, where possible, the impediments of production of affordable housing.

The City's 2009-2014 Housing Element is organized in two (2) Parts; Part 1 – Background Report, and Part 2 – Policy Document.

**Part 1 - Background Report** consists of the following contents: Demographic and Employment Characteristics and Trends; Housing and Households Characteristics; Special Housing Needs; Housing Overpayment; Future Housing Needs; Resource Inventory; Energy Conservation Opportunities; Potential Housing Constraints; Inventory of Local, State, and Federal Housing and Financing Programs; Affordable Housing Projects in the City of Ceres; Units At-Risk of Conversion; and, Evaluation of Existing Housing Element Accomplishments.

**Part 2 - Policy Document** of the City's Housing Element Update identifies the City's commitment to specific actions in order to maintain and improve existing housing, promote development of housing affordable to all income levels and special needs populations, require non-discrimination in housing, and meet the requirements of State Law related to Housing Elements.

The City's Policy Document contains forty-nine (49) Programs to assist the City in meeting its seven (7) goals. The City's housing programs are identified below:

**Goal HE-1 – New Construction**

Program 1.0: REGIONAL HOUSING NEEDS ALLOCATION

The City shall designate sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Need Allocation (RHNA) between 2009 and 2014. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of its Housing Element programs. Since some of the land needed to meet the City's housing needs between 2009 and 2014 is outside the present city limits, the City will have to annex this land before it can be developed. The City shall prezone enough land outside the current city limits to accommodate the remaining housing need. The City shall inform local developers and affected landowners of the rezoning action through a public outreach effort (e.g., direct mailings, website postings, etc.). The outreach effort should also seek to encourage developer interest in annexation of zoned land by describing desirable development characteristics.

#### Program 1.1: RESIDENTIAL SITES INVENTORY – WEST LANDING SPECIFIC PLAN

In conjunction with Program 1.0, the City shall maintain its vacant sites inventory by facilitating the development of the West Landing Specific Plan, and designate therein sufficient sites to accommodate the dwelling units identified within Table 1-31, and specifically, those sites designated for High Density Residential I and II in order to meet the regional housing needs of lower income households. As of July 2011, the West Landing Specific Plan is anticipated to be annexed into the City of Ceres in January 2012. The City will consider allowing additional density bonuses within the West Landing Specific Plan's High Density Residential I and II land use designations for affordable housing development projects that commit to providing Extremely Low-, Very Low-, and Low-Income Housing. If the West Land Specific Plan is not adopted and/or annexed into the City, then the City will take the following actions, if necessary, to maintain a sufficient sites inventory to meet the City's Regional Housing Needs Allocation:

- Consider the rezoning of lands within the City Limits to residential uses in order to sufficiently meet the Regional Housing Needs Allocation;
- Continue to pursue and encourage multi-family development within the Downtown Specific Plan Area;
- If the West Landing Specific Plan is not annexed into the City of Ceres by September 2012, the City shall evaluate alternatives such as amending the General Plan to provide for more residential land use designations, to accommodating its regional housing need.

#### Program 1.2: SECOND DWELLING UNITS

The City shall amend the Zoning Ordinance to ensure that its second unit provisions are consistent with State law (i.e., AB 1866), which requires that second units be allowed by right.

#### Program 1.3: PROMOTING SECOND DWELLING UNITS

The City shall promote the development of second dwelling units by publicizing information in the City's newsletter and general application packet; providing a brochure at the Planning Division counter and local businesses; and posting information on the City's website. The City shall also provide a press release to local media promoting second dwelling units. The City shall provide information regarding permit requirements, changes in State law, and benefits of second dwelling units to property owners and the community. The City shall review and update the promotional materials on an annual basis.

#### Program 1.4: SECOND UNIT BIBLIOGRAPHY

The City shall provide a bibliography of technical assistance resources for second dwelling unit applicants. The bibliography shall include prototype plan sets, instructional video tapes, Internet resources, and "how to" manuals.

#### Program 1.5: SECOND UNIT FINANCIAL INCENTIVES

The City shall develop a program using Redevelopment Agency set-aside funds to encourage the development of second dwelling units, including a review and possible reduction of development fees that might deter the development of such units.

#### Program 1.6: MASTER PLANS, SPECIFIC PLANS, AND PLANNED DEVELOPMENTS

The City shall require that large tracts of vacant land to develop under a comprehensive site plan, either through a master plan, specific plan process, or a planned development process, provide for a mixture of housing types and a range of housing densities. The purpose of this requirement will be to ensure that each undeveloped area within the city limits and the Sphere of Influence contains a percentage of land at various densities that correspond to the proportion of the City's regional housing needs for each income group.

#### Program 1.7: HOUSING DIVERSITY

Encourage developers of large subdivisions to include a range of housing types, including multi-family, mixed-use, townhomes, condominiums, clustered-unit development, second dwelling units, and mobile homes/manufactured housing in their developments and give priority to annexation to developed areas that contain affordable housing or a range of housing types. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.

#### Program 1.8: PRESERVATION OF MOBILEHOME PARKS.

The City shall update the inventory of mobilehome parks in properly zoned locations in which the park infrastructure and the majority of the units can be preserved. If requested for parks in need of preservation, the City shall assist park owners in applying for state assistance to rehabilitate park infrastructure, assist the residents in applying for state aid to purchase the park, and/or provide tax increment funding to rehabilitate the park infrastructure and units that are feasible to repair.

#### Program 1.9: SMALLER MINIMUM LOT SIZES

The City shall amend the Zoning Ordinance's minimum lot size requirement for single family dwelling units to 5,000 square feet in the R-2 and R-3 Districts.

#### Program 1.10: ANNUAL HOUSING ELEMENT MONITORING REPORT

The Planning Division and Redevelopment Agency shall continue to annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives. The report to the City Council should include recommendations regarding changes in Housing Element programs. The report should include the following information, only to the extent applicable and in as much detail as appears warranted each year:

- Progress made toward achieving the City's fair share housing allocation as determined by StanCOG.
- An inventory of housing conditions, including the identification of areas to be targeted for rehabilitation efforts.
- A summary of efforts taken to improve the condition of the City's housing stock (e.g., CDBG supported rehabilitation loans).
- An inventory of sites suitable for the development of low income housing projects.
- A summary of efforts undertaken to relocate residents displaced by redevelopment and to replace affordable units lost as a result of redevelopment.
- Up-to-date information on the homeless population of Ceres and a summary of services available locally to address the needs of the homeless, based on information provided by homeless shelter and service providers.
- An analysis of measures that the City might pursue to assist in the development of affordable housing (e.g. reduction of parking and landscaping requirements for seniors projects, reduction of residential street development standards, and reduction of open space and park dedication requirements).
- An examination of development in multi-family designated land versus General Plan densities to determine if minimum desirable densities are being achieved to meet City housing needs.
- A listing of the housing sale and rental prices to track housing affordability levels.

The City Council shall decide, based on this annual evaluation of its progress, whether or not to adjust its program actions or to adopt new program actions.

**Program 1.11: INFILL SITE INVENTORY**

The City shall create and maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential uses. To ensure that developers are aware of all potential multi-family residential sites, the inventory will identify non-residential land use designations that allow multi-family residential uses and residential uses above ground floor retail, such as Regional Commercial (RC), Neighborhood Commercial (NC), Downtown Commercial/Residential (DCR), and Office (O). The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Planning Division counter.

**Program 1.12: FIRST-TIME HOME BUYER DOWNPAYMENT ASSISTANCE**

The City shall continue to apply for State HOME funds to support a First-Time Homebuyer Down Payment Assistance Program, which lends qualified households up to \$80,000 for down payment assistance to lower income households, including those extremely low, very low, and low-income categories. The City shall publicize this program to residents on the City's website with other housing information.

**Program 1.13: MULTI-FAMILY LOT CONSOLIDATION PROGRAM**

In order to provide vacant parcels of adequate size to encourage affordable multi-family development, the City shall encourage the consolidation of adjacent parcels zoned R-3 and R-4. This may include working with property owners to consolidate parcels, coordinating with local property owners to support the development of affordable multi-family housing development, working with developers to identify suitable vacant adjoining R-3 and R-4 sites, or providing incentives such as density bonuses of up to 35 percent and a 5 percent parking requirement reduction for applications consisting of lot consolidations.

**Program 1.14: DOWNTOWN UNDERUTILIZED SITES**

To ensure that there is no net loss of residential development potential for the vacant sites designated Downtown Mixed Use, Downtown Residential, and Downtown Office, as identified in the Downtown Specific Plan, the City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.

**Program 1.15: DOWNTOWN SPECIFIC PLAN**

In conjunction with Program 1.13, the City shall coordinate with Developers and Non-Profit Housing Providers (i.e. Housing Authority of Stanislaus County, Stanislaus Habitat for Humanity, etc.) on the implementation of the Downtown Specific Plan. The City shall consider joint venture partnerships between the Redevelopment Agency and developers and/or property owners to help facilitate land assembly, option agreements, and outright land purchase for projects consisting of attached single-family and multi-family residential for extremely low, very low, and low-income households within the Downtown Specific Plan area.

**Program 1.16: ADDITIONAL WELLS AND WATER TREATMENT**

Should additional wells be taken off-line due to failure in meeting State and federal water quality standards, the City shall investigate the feasibility of reopening wells that were taken off line through water treatment measures, such as well blending or well-head treatment.

**Program 1.17: LONG-TERM WATER SUPPLY**

The City shall develop short and long-term contingency plans to ensure an adequate water supply for residents and businesses. The City shall continue to coordinate and develop long-term groundwater and surface water supply plans internally and with the Turlock Irrigation District. The City shall complete a Water Master Plan update to address long-term water supply.

***Goal HE-2 – Encourage Affordable Housing***

**Program 2.0: SECTION 8 PROGRAM**

The City shall continue to cooperate with the Stanislaus County Housing Authority in its administration of the Section 8 rental assistance program. Specifically, the City shall encourage the Housing Authority to seek out and provide assistance to extremely low and very low-income households. The City shall publicize the

Section 8 rental assistance program through marketing efforts such as: advertisements in Modesto Bee, Ceres Courier, and Ceres Vida, and brochures made available at City Hall.

**Program 2.1: EXTREMELY LOW-INCOME HOUSING DEVELOPMENT FUNDING**

Coordinate with developers, non-profit housing agencies, and County, State, and Federal Agencies to obtain available sources of funding for the development of affordable housing units. The City's Redevelopment Agency shall coordinate with the Housing Authority of Stanislaus County to research and pursue potential funding opportunities, process applications, and manage funds received for the development of affordable housing. Specific emphasis shall be placed on the development of extremely low-income housing through a variety of activities including: annual outreach to affordable housing developers, providing technical and/or financial assistance in identifying grant and/or loan programs, and providing expedited processing of applications for the development of housing for extremely low-income households.

**Program 2.2: USE OF TAX INCREMENT FUNDS FOR AFFORDABLE HOUSING**

The Redevelopment Agency shall continue to use tax increment revenues to subsidize on- and off-site infrastructure improvements that will directly benefit a lower income housing development or to provide financing for lower income housing projects. The Redevelopment Agency shall update the Housing Production Plan, which establishes uses for tax increment funds for the development and maintenance of affordable housing.

**Program 2.3: DENSITY BONUS**

The City shall amend the Density Bonus Ordinance to incorporate changes in State law since the City adopted the Ordinance in 1993. The up to 35 percent density bonus will be offered whenever a developer proposed to provide at least 10 percent of the dwelling units in a project at costs affordable to very low income households or at least 20 percent of units at costs affordable to low and moderate income households. In addition, the City will consider providing a density bonus of up to 35 percent if at least 50 percent of the dwelling units in the project are for seniors.

For rental housing developments, the City shall require, in exchange for the density bonus, that restrictions be imposed on the affordable units through a suitable legal instrument that ensures the affordability of those units for a minimum period of time and at a maximum cost as established by Section 65915 of California Government Code.

For ownership projects, the City shall require, in exchange for the density bonus, that purchasers meet established income guidelines and intend to occupy the affordable units as their primary residence. Purchasers will be required to reside in their units for a minimum period of time (as an anti speculation mechanism) to avoid resale restrictions. If this minimum time period is not met, the City shall reserve the right to recapture a portion of the profit on the sale of a dwelling unit.

**Program 2.4: PUBLICIZE DENSITY BONUS PROGRAM**

The City shall publicize the availability of the density bonus program through the local building industry association, by contacting home builders active in Ceres, by posting information of the City's website, and by information available at the Planning Division counter.

**Program 2.5: INCENTIVES IN CONJUNCTION WITH DENSITY BONUS**

In addition to the density bonus, the City shall offer at least one other regulatory or financial incentive for the production of extremely low, very low or low-income housing. The City shall consider other incentives on a case-by-case basis; in conjunction with density bonuses include, but are not limited to: fee reductions or deferrals, expedited permit processing, contributions of redevelopment tax increment housing set aside funds, applying for or providing technical assistance in applying for state or federal funds, the issuance of tax exempt bonds or mortgage credit certificates, and the consideration of alternative development standards to reduce development costs. The City shall determine, on a case-by-case basis, the appropriate incentive(s) to offer to make a proposed affordable housing development financially feasible.

**Program 2.6: REDUCED PARKING STANDARDS IN DOWNTOWN SPECIFIC PLAN**

For attached single-family and multi-family projects within the Downtown Specific Plan consisting of units for extremely low, very low, and low-income households, the City shall consider reducing parking standards by

the following methods; angled parking on Downtown streets, reduced parking ratios, offering incentives for the provision of shared parking in alleys. Reduced parking standards will assist in maximizing the number of residential units to be developed on a specific site.

#### Program 2.7: PURSUE STATE AND FEDERAL FUNDING

The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, non profit housing corporations, the Stanislaus County, and other interested entities to support efforts to meet the new construction needs of low and moderate income households and to assist persons with rent payments required for existing units. Whether the City applies for funding individually, as part of a consortium of public agencies, or through a formal Joint Powers Agreement with other public agencies, will depend on the type of program and the benefits to City of joint versus singular application.

The following are currently (2010) funded state and federal programs the City specifically intends to pursue:

Section 202 Housing for the Elderly or Handicapped. This federal program provides low interest loans to finance the construction or rehabilitation of rental housing.

Rental Housing Construction Program (RHCP). This program, funding for which has been re-established under Proposition 84 (1988), provides for the development of rental units by private, non-profit, or public agencies subject to the reservation of 30 percent of the units for very low and low income households (two thirds of which must be very low). Funds can be used for long-term financing or a combination of long-term and construction loan financing. If other programs become available, the City shall evaluate the eligibility and feasibility of City use of funds from those programs.

Family Housing Demonstration Program. This is a state demonstration program that provides funding for the construction or rehabilitation of low income rental housing projects that also provide support services and job training programs. The City would pursue an application under this program only if a non-profit housing corporation is interested in sponsoring such a project and can identify an eligible target population for the project.

Predevelopment Loan Program. This program provides low interest loans to governmental and non-profit housing agencies for land, engineering, architectural design, application and development fees, and other costs prior to the development of a low income housing project.

HOME/HOPE Programs. These programs provide funding for low income housing construction, rehabilitation, and home ownership for low income households and may eventually replace some current federal programs. The City has joined a countywide consortium in conjunction with other Stanislaus County jurisdictions to become an entitlement entity under the HOME Program.

Community Reinvestment Act Programs (CRA). Sponsored by the Federal Home Loan Bank Board and the Federal Reserve Bank Board, participating lending institutions provide funds at below market interest rates for affordable housing developments.

State Farmworker Housing Program. This program provides grants to non-profit housing developers to construct permanent family housing for year round very low income residents who are employed in agriculture.

There are a number of other state and federal programs that provide grants, loans, or mortgage insurance for affordable housing development and in which eligible applicants are for profit or non-profit home builders. The City would lend its support to such applications through favorable land use policies, should eligible and financially feasible projects be submitted to the City.

#### Program 2.8: TAX EXEMPT BONDS

The City shall apply for an allocation from the state to issue tax exempt bonds to assist in the development of affordable ownership and rental housing. The City shall apply for at least one allocation. The financial feasibility of issuing bonds will depend on the ability of the Redevelopment Agency to raise the required ½

percent deposit (either from tax increment funds or developer contributions, or both), the size of the bond issue relative to the costs of issuing the bond, and the interest rate at which the bonds can be sold.

**Program 2.9: ADVOCATE ADDITIONAL STATE AND FEDERAL FINANCIAL COMMITMENTS TO HOUSING.**

The City of Ceres shall continue to contact its state and federal legislative and congressional representative to advocate for higher state and federal financial commitments to low and moderate income housing programs to allow local governments with greater financial resources to meet federal and state housing mandates.

**Program 2.10: GUIDELINES FOR FEE WAIVERS, REDUCTIONS, AND DEFERRALS**

The City shall prepare guidelines which specify the conditions under which fee waivers, reductions, or deferrals are appropriate in exchange for the provision of affordable housing. The City shall review fee waiver/deferral programs developed by Stanislaus County, Modesto and Turlock.

**Program 2.11: SELF HELP HOUSING PROGRAM.**

The City shall continue to allocate redevelopment housing and set aside funds to provide for a local funding match for a Self Help Housing demonstration project. Such a project would have to be initiated by a non-profit housing sponsor and use state or federal funds as the primary governmental financing source.

Since sufficient funding from the Redevelopment Agency may not be immediately available, the City would assist an interested non-profit housing sponsor in applying for state or federal funding and provide assistance in identifying appropriate sites for such a demonstration project.

**Program 2.12: ACQUIRE SITES FOR SELF HELP HOUSING**

The City shall assist Habitat for Humanity in acquiring sites in Ceres to help meet the demand from Ceres residents for their self-help program.

**Program 2.13: PUBLICIZE SELF HELP HOUSING**

The City shall publicize information on self-help or sweat equity programs on the City's website. The City shall contact community non-profit organizations to provide information on the existing local opportunities.

**Program 2.14: PUBLICIZE AVAILABLE PROGRAMS**

The City shall publicize programs, such as: the First Time Home Buyer Program, BEGIN Program, and Cal Rural Lending Programs, currently available to Ceres residents by posting information on the City's website, making information at Planning/Building Division Front Counter, and periodically posting notices in local newspaper (i.e. Ceres Courier and Modesto Bee).

***Goal HE-3 – Special Needs***

**Program 3.0: REASONABLE ACCOMMODATION**

Develop procedures for reasonable accommodations for housing, for persons with disabilities in accordance with fair housing and disability laws and amend the City's Municipal Code to provide for clear rules, policies, procedures, and fees for reasonable accommodation, in order to promote equal access to housing. Policies and procedures should identify who may request a reasonable accommodation (i.e. persons with disabilities, family members, landlords, etc.) and these procedures and any fees associated with them should provide relief from various City land use, zoning, or building regulations that may constrain the housing needs of persons with disabilities. Reasonable accommodations can include, but are not limited to: fee reductions or deferment, deviations from development standards and/or building regulations, and expedited processing of applications that consist of housing for persons with disabilities.

**Program 3.1: RESIDENTIAL CARE FACILITIES (SEVEN OR MORE PERSONS)**

The City shall amend the Zoning Ordinance (permitting, standards, regulation, and processing), to allow 24-Hour community care facilities for seven or more persons with disabilities.

**Program 3.2: REASONABLE ACCOMMODATION**

The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

### Program 3.3: HANDICAPPED ACCESSIBILITY

The City shall continue to implement state standards for accessibility in new housing by handicapped individuals. The City shall encourage developers of affordable housing to incorporate mobility impaired accessibility in their project design, and require such design considerations in any development projects in which the City provides funding, financial or regulatory incentives, or acts as on behalf of the developer as an applicant for state or federal funding.

### Program 3.4: HOUSING FOR ELDERLY RESIDENTS.

The City should prepare guidelines for the location and development of housing projects specifically designed for elderly residents with special housing needs. Included in this category would be various types of apartment projects with recreational and food service facilities designed especially for senior citizens and congregate care facilities.

### Program 3.5: TEMPORARY/SEASONAL FARMWORKER HOUSING

The City shall amend its Zoning Ordinance to comply with Health and Safety Act Sections 17021.5 and 17021.6 and allow temporary/seasonal farmworker housing in the R-4 zoning district.

### Program 3.6: REGIONAL COOPERATION WITH HOMELESS NEEDS

The City shall participate in the Stanislaus County Housing and Support Service Collaborative (SCHSSC) and the Continuum of Care to help address homeless needs in Ceres and Stanislaus County.

### Program 3.7: REZONING FOR EMERGENCY SHELTERS

Amend the zoning ordinance to define and clearly outline regulations governing emergency shelters. In accordance with Chapter 633, Statutes of 2007 (Senate Bill 2), amend the zoning ordinance to identify a Zone District(s) where emergency shelters are permitted by-right. Ensure that such revision/amendment to the zoning ordinance include language prohibiting any discretionary approval required for emergency shelters. The City shall commit that said amendment to the zoning ordinance will ensure the emergency shelter use shall be only subject to the same development and management standards that apply to other permitted uses within the identified zone district. Through the implementation of this Program, the City shall consider the M-1, Light Industrial zone district, whereby emergency shelters are permitted by-right in accordance with Senate Bill 2.

### Program 3.8: TRANSITIONAL AND SUPPORTIVE HOUSING

To encourage transitional and supportive housing, the City will amend the residential zoning district to permit transitional and supportive housing as a residential use, and subject only to those regulations that apply to other residential dwelling of the same type in the same zone district (i.e. multi-family in the multi-family zone district).

### Program 3.9: DEFINITION OF "FAMILY"

In accordance with Senate Bill 520, the City shall amend its Zoning Ordinance to re-define the definition of "Family" to remove the limit of the number unrelated persons or persons in a group home.

## **Goal HE-4 – Rehabilitation/Conservation**

### Program 4.0: HOUSING REHABILITATION PROGRAMS

The City shall continue to encourage the county-wide CDBG consortium to apply to the State for funds for housing rehabilitation on behalf of Ceres. Through the county-wide CDGB consortium, three programs for which the City would be eligible are:

*HOME and RDA 20% set aside).* The state administered non entitlement CDBG program provides funding for three eligible activity areas: housing, public facilities, and economic development.

Activities must address one of the following three objectives: serve lower income people, eliminate slums or blight, or resolve urgent community development needs. State regulations require that at least 70 percent of the funds be used to benefit lower income households and that no activity exclude low income

households. (CDBG funds can also be used to support public facilities and community services programs for low income households)

*Rental Rehabilitation Program.* This program provides partial funding for low income housing rehabilitation.

*California Housing Rehabilitation Program.* The owner-occupant component of this program provides funding to local governments for rehabilitation loans to low income homeowners. The rental component of this program provides funding directly to eligible rental property owners.

#### Program 4.1: CONSERVATION OF AT-RISK UNITS

The City shall monitor the status of the Casa Grande Village's HUD Section 236 program and periodically contact the owner concerning plans to continue in or opt out of the subsidy program. If necessary, the City shall identify potential buyers of the at-risk project, such as the Housing Authority of the Stanislaus County or a local non-profit housing developer, and identify possible sources of City funding, such as housing set-aside funds, to supplement primary state and federal sources, such as tax credits.

#### Program 4.2: RELOCATION OF LOW INCOME HOUSEHOLDS OCCUPYING DILAPIDATED HOUSING.

The City shall defray relocation expenses of all low income households displaced by the demolition of dilapidated housing. The City shall follow the displacement guidelines outlined in the Redevelopment Agency's Housing Production Plan.

### **Goal HE-5 – Housing Discrimination Prevention**

#### Program 5.0: FAIR HOUSING PROGRAM

The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, sexual orientation, marital status, ancestry, nation origin, or color by supporting efforts of community groups which, provide counseling, investigatory, legal or referral to victims of discrimination. Specifically, the City shall:

- Maintain information on state and federal fair housing laws in English and Spanish on the City's website and at the Planning Division counter for public distribution.
- Provide information on state and federal fair housing laws in English and Spanish at the public library, police station, fire department, and schools.
- Utilize a bilingual individual at the City to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission, and
- Seek the cooperation of the local homebuilders association, Realtor associations, and lenders in disseminating fair housing information.
- The City will utilize the United Way Information and Referral Service as a resource to refer persons in need of assistance.

### **Goal HE-6 – Energy Conservation**

#### Program 6.0: WEATHERIZATION AND ENERGY CONSERVATION FOR EXISTING DWELLING UNITS

The City shall continue to post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation. Provide information at City Hall on Turlock Irrigation District (TID) weatherization and energy assistance programs.

#### Program 6.1: ENERGY CONSERVATION FOR NEW CONSTRUCTION

The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siding of buildings, landscaping, and solar access. Any landscaping and development design guidelines prepared by the City will include consideration of energy and resource conservation.

#### Program 6.2: PUBLICIZE ENERGY CONSERVATION FOR NEW CONSTRUCTION

The City shall make available on its website, and the Planning Division counter, information on energy efficient rebate programs offered by the Turlock Irrigation District (TID) for new residential construction. The City shall encourage developers and non-profit housing agencies to apply for rebates through the TID program.

### **Goal HE-7 – Neighborhood Preservation**

#### **Program 7.1: AFFORDABLE HOUSING DESIGN**

The City shall require that developers of affordable rental housing projects provide information showing how the project will be managed to maintain units in sound condition.

The programs included in the Housing Element, Background Report of the Housing Element will not change the location of development, increase the intensity of development, or result in development that is not consistent with the growth contemplated and allowed for under the 1997 General Plan.

### ***Regional Housing Needs Allocation***

The Stanislaus Council of Governments (StanCOG), as required by State Law, has determined the City's projected share of the regional housing needs. These allocations are contained in StanCOG's Regional Housing Needs Allocation Plan, dated September 2008, which covers a seven and one-half year timeframe (January 1, 2007 to June 30, 2014). The City's share of the 2007-2014 RHNA is 1,819 residential units, 721 of which are projected for lower income households (i.e. Extremely Low, Very Low, and Low-Income).

The Resource Inventory contained in Part 1 – Background Report, contains an inventory of sites available for residential development and housing opportunities for all economic segments of the City. The Resource Inventory concluded the City has the potential to accommodate 4,091 residential units (using an average density) within its Sphere of Influence. The following is a brief description of the available sites per residential land use designation of the City's 1997 General Plan:

- Land designated Residential Agriculture:

Land designated Residential Agriculture (RA) is located within the City's General Plan Boundary, but outside the current Sphere of Influence. The RA land use designation accommodates an average of 0.3 dwelling units per acre (d.u./ac). Units produced under the RA land use designation are not contemplated as part of the 2009-2014 Housing Element, as these lands are located outside of the City's existing City Limits and Sphere of Influence. Therefore, development of these lands is unlikely to occur within the 2009-2014 timeframe.

- Land designated Very Low Density Residential:

Land designated Very Low Density Residential (VLDR) is located within the City's Sphere of Influence and General Plan Area. The VLDR land use designation provides an average density of 3 d.u./ac. Table 1-33 of the 2009-2014 Housing Element indicates there are approximately nine (9) acres within the City Limits, and 58 gross acres within the Sphere of Influence. Based on the average density, the City can accommodate 131 residential units within this land use classification.

- Land designated Low Density Residential:

Land designated Low Density Residential (LDR) is located with the City's existing City Limits and Sphere of Influence. The LDR land use designation provides an average density of 4.5 d.u./ac. Table 1-33 of 2009-2014 Housing Element indicates the there is approximately thirty (30) gross acres of LDR within the City's existing City Limits, and 804 acres within the Sphere of Influence, which can accommodate up to 2,714 dwelling units.

- Land designated Medium Density Residential:

Land designated Medium Density Residential (MDR) is located within the City's existing City Limits and Sphere of Influence. The MDR land use designation provides an average density of 9.3 d.u./ac. Table 1-33 of the 2009-2014 Housing Element indicates there is approximately twenty-four (24) acres within the City's existing City Limits, and 108 acres within the Sphere of Influence, which can accommodate up to 804 dwelling units.

- Land designated High Density Residential:

Land designated High Density Residential (HDR) is located within the City's existing City Limits and Sphere of Influence. The HDR land use designation provides an average density of 12.4 d.u./ac. Table 1-33 of the 2009-2014 Housing Element indicates there are approximately 1.05 acres within the existing City Limits, and forty-six (46) acres within the Sphere of Influence, which can accommodate up to 485 dwelling units.

In addition, the 1997 General Plan allows residential units within the following commercial land use designations: Office (O), Neighborhood Commercial (NC), Community Commercial (CC). Tables 1-31 and 1-33 indicates that land within the City's existing City Limits and Sphere of Influence designated for O, NC, and CC land uses can accommodate up to 443 dwelling units. The City also estimates there is capacity for approximately 150 units considered Second Units within the City Limits and Sphere of Influence.

In total, the City has the land available within its existing City Limits and Sphere of Influence to accommodate up to 4,091 dwelling units. The 2009-2014 Housing Element does not propose to modify the land use designations contemplated in the City's 1997 General Plan in order to achieve this capacity.

## **9. Regulatory Guidance**

This document is an Initial Study/Negative Declaration (IS/ND) prepared in accordance with the California Environmental Quality Act (CEQA) for the proposed 2009-2014 Housing Element. The IS/ND tiers from the City's Environmental Impact Report (EIR) prepared for the 1997 General Plan. As discussed in Section 15152 of the CEQA Guidelines, "tiering refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIR's and negative declarations on narrower project; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project." Tiering is generally appropriate when, "...the sequence of analysis is from an EIR prepared for a general plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration..." Consequently, because the Housing Element Update would not result in alterations of the land uses evaluated in the 1997 General Plan EIR, and instead, merely addresses updated policies to meet the revised Regional Housing Needs Allocation, the tiering process is appropriate in this situation.

## **10. Other Public Agencies Whose Approval is Required**

The California Department of Housing and Community Development (HCD) are required by State Housing Element Law to review housing elements and report written findings to local governments. If HCD finds the housing is in full compliance with State Law, HCD provides its "certification" of the element.

However, it is important to note that HCD approval of the 2009-2014 Housing Element Initial Study/Negative Declaration is not required.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

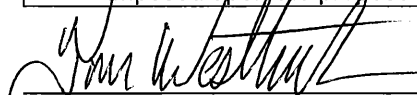
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

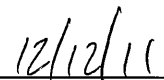
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

**DETERMINATION:** (To be completed by the Lead Agency)

On behalf of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Tom Westbrook, Planning/Building Division Manager

  
 \_\_\_\_\_  
 Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the projects outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

As noted previously, this Initial Study relies on the City’s 1997 General Plan Final EIR, dated November 1996. In accordance with Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183, this initial study need only evaluate environmental impacts peculiar to the proposed project and which were not addressed in the previous EIR.

The City’s 1997 General Plan and EIR are available for public review at the following address:

City of Ceres  
Planning Division  
2220 Magnolia Street  
Ceres, California 95307

## REFERENCES:

- Ceres General Plan – February, 1997
- Ceres General Plan Background Report – February, 1997
- Ceres General Plan Final EIR – November, 1996
- Ceres Zoning Ordinance, Title 18, Ceres Municipal Code
- San Joaquin Valley Air Pollution Control District Regulations VIII
- Stanislaus County Important Farmland Map, 2006, California Department of Conservation-Farmland Mapping and Monitoring Program

<b><u>I. AESTHETICS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a-d) *Less Than Significant Impact.* The Housing Element Update identifies a need for 1,819 additional housing units during the five-year RHNA planning period (2009-2014). This level of development is consistent with what was planned for under the 1997 General Plan Land Use Element and no change to land use types or intensity is proposed. As noted in the Project Description, adoption of the Housing Element Update would not allow or approve specific development projects. Consequently, the proposed project would not directly create new sources of light or glare that would adversely affect day or nighttime views in areas of the City. Any new residential development within the City would be required to comply with the policies outlined in the 1997 General Plan, and be subject to site-specific CEQA analysis where the appropriate design review, standards, conditions, and mitigation measures would be determined at that time. Therefore, the Housing Element Update alone would not directly result in physical changes in the City and would not degrade the existing visual character or quality of the City. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>II. AGRICULTURAL AND FOREST RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>				
<p>a) Convert Prime farmland, Unique farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a) *No Impact.* The most recent data (2008) from the Farmland Mapping and Monitoring Program reports there is approximately 256,165 acres of Prime Farmland, 31,448 acres of Unique Farmland, and 81,368 acres of Farmland of Statewide Importance in Stanislaus County, of which a large majority is contained outside of the urban areas such as Ceres. Adoption of the Housing Element will not result in any specific project development that could result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. All new residential development projects will be required to comply with the City's 1997 General Plan, and will be subject to site-specific CEQA analysis and review. Therefore, the Housing Element Update alone will not result in physical changes in the environment that would result in the conversion of farmland within these categories. Therefore, the 2009-2014 Housing Element will have **No Impact**.

- b) *No Impact.* No change or conflict to existing zoning for agricultural use is proposed under the Housing Element Update. The Housing Element Update alone does not allow for or propose specific development, which could create conflicts with Williamson Act properties. Any new residential development within the City would be required to comply with the policies outlined in the 1997 General Plan, and be subject to site-specific CEQA analysis where the appropriate design review, standards, conditions, and mitigation measures would be determined at that time. Therefore, the 2009-2014 Housing Element will have **No Impact**.
  
- c,d) *No Impact.* There is not forest or timber land identified in the City of Ceres. Therefore, the loss or conversion of forestland to non-forest uses or conflicts with existing zoning for forestland or timberland would not occur. Therefore, the 2009-2014 Housing Element will have **No Impact**.
  
- e) *No Impact.* Adoption of the Housing Element Update would not change existing land use designations or result in any project-specific developments or physical changes in the environment that could result in conversion of farmland to non-agricultural uses. Therefore, the 2009-2014 Housing Element will have **No Impact**.

<b>III. AIR QUALITY</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a-c) *Less Than Significant Impact.* The City of Ceres is located within the San Joaquin Valley Air Basin (SJVAB), which is within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAB is in non-attainment for the federal 8-hour ozone standard, the State 1-hour and 8-hour ozone standards, the PM10 and PM2.5 24-hour State standards, and the Federal PM2.5 standard. All new residential development projects in the City of Ceres would be required to comply with the policies identified in the 1997 General Plan (Policies 6.F.1 through 6.F.9 and 6.G.1 through 6.G.3) that address air quality in order to minimize emissions.

Future residential development anticipated under the 2009-2014 Housing Element would generate pollutant emissions due to new vehicle trips, stationary equipment (heating, cooling, and lighting of residential units), and residential unit construction. Future residential developments could also violate air quality standards, including those that could contribute to cumulatively considerable air quality impacts. However, because the 2009-2014 Housing Element would not result in changes to any land uses within the 1997 General Plan, the level of, and emissions associated with residential development under the Housing Element is assumed and mitigated for within the 1997 General Plan and EIR.

As stated previously, the 2009-2014 Housing Element does not result in any direct physical changes to the environment, including air quality. Each new residential development project would be subject to its own environmental review where project-specific impacts associated with air quality would be analyzed and if necessary, mitigated for. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

d,e) *Less Than Significant Impact.* The 2009-2014 Housing Element will ultimately allow new residential development that could potentially have a significant impact on sensitive receptors (i.e. hospitals, schools, nursing homes, etc.). Emissions and odors could also result from the construction emissions from construction equipment exhaust during grading and construction activities and operation of new residential development. However, because the 2009-2014 Housing Element would not result in any land use

changes to the City's 1997 General Plan, the level of, and emissions associated with residential development under the Housing Element are assumed and as necessary, mitigated for, under the 1997 General Plan and EIR. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>IV. BIOLOGICAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-d) *Less Than Significant Impact.* The 2009-2014 Housing Element identifies a need for an additional 1,819 residential units during the 2009-2014 planning period. The proposed Housing Element sets forth goals and policies that support new and infill residential development throughout the City and in accordance with the land use designations set forth under the 1997 General Plan. The 1997 General Plan indicates that natural habitats consist primarily of riparian areas of the northernmost part of the City, most of which of already developed, and along the Tuolumne River corridor.

As previously stated, the 2009-2014 Housing Element does not directly result in any physical changes to the environment, and contemplates residential land uses consistent with those set forth under the 1997 General Plan. Therefore, any new residential development projects developed as a result of the 2009-2014 Housing Element will be required to comply with Policies 6.C.1 through 6.C.5 of the 1997 General Plan. These policies address potential impacts to biological resources, including wetlands, riparian habitat, and candidate, sensitive, or special status species, and the movement of any migratory fish or wildlife species. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

e) *Less Than Significant Impact.* All new residential development projects within the City of Ceres will be required to comply with the policies of the 1997 General Plan, and address biological resources in order to

minimize impacts. Goal 6.C and Policies 6.C.1 through 6.C.5 establishes policies in which Fish and Wildlife Habitat shall be preserved and protected. Adoption of the Housing Element will be done in compliance with the 1997 General Plan, and thus, minimize any potential impacts to local policies related to biological resources. In addition, adoption of the Housing Element will not directly create new development projects that may conflict with the City's policies related to biological resources. As new development occurs within the City, site-specific CEQA review and analysis will be prepared to address potential impacts to these policies. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

- f) *No Impact*. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other local, regional, or state Habitat Conservation Plan within the City of Ceres. Therefore, the 2009-2014 Housing Element will have **No Impact**.

<b><u>V. CULTURAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a-d) *Less Than Significant Impact.* The Daniel Whitmore House, located at 2928 Fifth Street, is the only structure in the City to be identified on the National Register for Historic Places. According to the California Office of Historic Preservation ([www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)), there are no other properties or structures identified on either the National Register or State Register of Historic Places.

The City's 1997 General Plan EIR determined that with the policies included as part of the General Plan (Policies 5.B.1 through 5.B.5 and 5.C.1 through 5.C.2), development contemplated under the General Plan would result in a less than significant impact to historic resources. The 2009-2014 Housing Element is consistent with the policies of the 1997 General Plan, as well as the residential land use designations guided by the 1997 General Plan.

In addition, as discussed previously, the 2009-2014 Housing Element does not include specific development projects, and instead, provides the framework for the City's anticipated future residential growth and housing demand. Therefore, the 2009-2014 Housing Element would not cause a substantial adverse change in the significance of any cultural resources, including archeological, paleontological, and human remains. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>VI. GEOLOGY AND SOILS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects including the risk of loss injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known Fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose people or structures to potential substantial adverse effects including the risk of loss injury, or death involving strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to potential substantial adverse effects including the risk of loss injury, or death involving seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Be located on expansive soil, as defined in the 2007 California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-g) *Less Than Significant Impact.* The Housing Element Update identifies a need for 1,819 additional housing units during the 2009-2014 planning period. The Housing Element Update does not include specific development projects, and instead, only provides a framework for the City's anticipated future residential growth and housing need for all economic segments. The Housing Element would not directly result in physical changes in the City that would expose people or structures to seismic activity or landslides, result in the loss of soil or substantial erosion, or locate structures on unstable or expansive soils. Future development projects will be analyzed when applications are submitted to the City and appropriate requirements and mitigation measures will be identified at that time. Impacts related to geology and soils can generally be addressed through compliance with applicable State and/or Local policies and regulations including; California Building Code (Title 24), Ceres Municipal Code, Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code (Seismic Hazards Mapping Act), CEQA, and the National Pollution

Discharge Elimination System (NPDES). Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

- h) No Impact.* All future residential development within the City of Ceres would be required to connect to the City's Wastewater System. Therefore, no new septic tanks or on-site septic systems would be permitted and the 2009-2014 Housing Element will have **No Impact**.

<b><u>VII. GREENHOUSE GAS EMISSIONS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

*a-b) Less Than Significant Impact.* Over the last five (5) years, the California Legislature adopted two bills that focus on reducing greenhouse gas emissions in the State. Assembly Bill (AB) 32 (California Global Warming Solutions Act of 2006), charged the California Air Resources Board to develop regulations to address climate change. Senate Bill (SB) 375 was signed into Law in 2008 to address implementation of the Global Warming Act. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by 2020. SB 375 coordinates regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. Continued participation by the City with StanCOG in regional planning efforts in accordance with SB 375 would occur.

The 2009-2014 Housing Element Update assumes that future residential development would occur consistent with the levels planned for and evaluated under the 1997 General Plan Land Use Element, the City's growth forecast, and StanCOG's Regional Housing Needs Allocation Plan. Without specific information regarding future residential development, it is difficult to impossible to accurately quantify GHG emissions resulting from the implementation of the Housing Element Update.

However, the 2009-2014 Housing Element contains Implementation Programs (located in Part 2 – Policy Document) focused on energy conservation, that may assist in reducing GHG emissions for new residential developments. Programs 6.0 through 6.2 calls for City coordination with the Turlock Irrigation District (TID) in encouraging and promoting TID's rebate program for energy efficiency measures for new and existing residential units.

All new residential projects in the City would be required to adhere to Federal, State, and local plans, policies, and regulations that address emissions of GHG in order to minimize impacts. As stated previously, the Housing Element Update does not include specific development projects, but rather, only includes a framework for the City's anticipated future residential growth and housing demand. Additional environmental review of potential environmental effects in compliance with CEQA, including those related to GHG emissions, would be required prior to the development of future projects. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handles hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a-c) *Less Than Significant Impact.* Compliance with Federal, State, and local policies and regulations would minimize risks and potential hazards associated with the routine transport, use, or disposal of hazardous materials to the public, including school sites, and the environment. Policies contained in the 1997 General Plan (Policies 7.F.1 through 7.F.17) related to Hazardous Materials would further ensure that new development would not result in the release of hazardous materials into the environment.

Future residential development associated with the implementation of the Housing Element Update would not be expected to introduce any unusual hazardous materials that would create a significant hazard to the public or the environment, introduce any unusual hazardous materials that would result in reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, or pose an increased risk of hazardous materials emissions within one-quarter mile of an existing or proposed school. Additional environmental review of any future residential projects would be required which would evaluate potential impacts associated with the use, storage, and/or transportation of hazardous materials. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

- d) *Less Than Significant Impact.* All future residential projects would be required to comply with existing Federal, State, and local policies and regulations related to hazardous sites. All future residential sites and projects identified in the 2009-2014 Housing Element would be subject to a site-specific CEQA review in order to address whether the site is listed as a hazardous materials site in accordance with Government Code Section 65962.5. The 2009-2014 Housing Element does not include any specific development projects that could be listed on said sites. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.
- e) *Less Than Significant Impact.* The City of Ceres is located immediately south of the Modesto City-County Airport, and is located within the jurisdiction of the Stanislaus County Airport Land Use Plan, dated August 3, 1978. In order to minimize the risk of potential safety hazards for people residing within the boundary of the Modesto City-County Airport, the City incorporated Policies 7.E.1 and 7.E.2 as part of the 1997 General Plan. Policy 7.E.1 generally states that the City shall coordinate with the City of Modesto and Stanislaus County to ensure new development around the airport does not create safety hazards. With these policies, the City's 1997 General Plan determined potential safety hazards associated with people residing or working in the boundary of the Modesto City-County Airport would be less than significant. The 2009-2014 Housing Element is consistent with the policies of the 1997 General Plan, as well as the land use designations contemplated in the Land Use Element of the 1997 General Plan.

Because the 2009-2014 Housing Element does not consist of any new specific development projects, and rather, provides only the framework in which future residential growth and housing demand can be accommodated for, and it is consistent with the 1997 General Plan, impacts are considered to be **Less Than Significant**.

- f) *No Impact.* The City of Ceres is not located within the vicinity of a private airstrip. Therefore, the 2009-2014 Housing Element will have **No Impact**.
- g) *Less Than Significant Impact.* The 2009-2014 Housing Element does not consist of any site-specific development projects that impair implementation of or physically interfere with an adopted emergency response plan. Rather, the Housing Element provides framework in which future residential development will occur in order to meet the City's regional housing need. As site-specific projects for residential development are submitted to the City for review and consideration, a site-specific CEQA review will be prepared. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.
- i) *Less Than Significant Impact.* A majority of the City of Ceres has been developed into urban land uses, and as such, there is minimal wildlands located throughout the City. Most of the dense brush susceptible to wildlands fires is located along the Tuolumne River, which borders the north end of the City. However, the 2009-2014 Housing Element does not propose any specific development projects, and any future site-specific residential projects will be subject to CEQA review. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>IX. HYDROLOGY AND WATER QUALITY</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-e) *Less than Significant Impact.* All future residential development will be required to comply with the applicable Federal, State, and local policies and regulations related to water quality including; Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) program, and the Ceres Municipal Code. Potential water quality issues related to the violation of applicable water quality standards or waste discharge requirements would be analyzed upon the submittal of a site-specific development application. The 2009-2014 Housing Element does not include site-specific development projects, rather, it provides a framework in which future residential growth will occur in order to meet the City's regional housing needs. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

f,g) *Less than Significant Impact.* The 100-year flood event is primarily contained within the Tuolumne River channel, which includes the northern portion of the City of Ceres. The City's 1997 General Plan incorporated Policies 7.B.1 through 7.B.5 in order to protect new development in this area from flood damage. The 2009-2014 Housing Element does not consist of any site-specific development that would be required to comply with these policies in order to minimize impacts caused by flooding. Instead, the Housing Element provides the policy framework in which future residential growth occurs in order to meet the City's regional housing need. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

- h) *Less than Significant Impact.* Existing Federal and State oversight and inspections render the likelihood of dam failure as remote. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.
  
- i) *No Impact.* Inundation by a tsunami is unlikely due to the location of Ceres and its proximity to the Pacific Ocean. And, although the topography of Ceres is relatively flat, mudflows along the banks of the Tuolumne River could be possible. However, as noted previously, the 2009-2014 Housing Element would not directly result in any physical changes in the City. Therefore, the 2009-2014 Housing Element will have **No Impact**.

<b><u>X. LAND USE AND PLANNING</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a) *Less Than Significant Impact.* Implementation of the 2009-2014 Housing Element will provide the policy framework for residential growth anticipated between 2009 and 2014. The residential growth, and specifically, sites identified in Tables 1-29 and 1-32 of the 2009-2014 Housing Element are consistent with the type of residential growth contemplated under the City's 1997 General Plan. Therefore, the 2009-2014 Housing Element does not suggest to divide the City of Ceres, but rather, implement the policy framework necessary to successfully comply with State Housing Law, as well as the other Elements of the 1997 General Plan. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.
- b) *Less Than Significant Impact.* The proposed 2009-2014 Housing Element is an update to the 2003-2008 Housing Element, and consists of new technical data (Ceres demographics, household characteristics, employment, etc.) and updated policies and implementation programs necessary to comply with new State legislation. The Housing Element does not grant entitlements to future development projects. New residential development would be required to comply with all applicable plans and regulations including the City's 1997 General Plan, adopted Specific/Master Plans, and the Ceres Municipal Code, and would be subject to site-specific environmental review in accordance with CEQA. The 2009-2014 Housing Element identifies amendments to the City's Zoning Ordinance that are required to achieve compliance with State Housing Law. These amendments include; Compliance with Senate Bill 2 and identifying emergency shelters and transitional and supportive housing to be permitted, by-right, within a specified zone district(s), identifying a process in which projects that consist of reasonable accommodations for persons with disabilities are reviewed and considered, modification to the City's Density Bonus Ordinance to comply with State Law, and specifying temporary farmworker housing as a specific use within the R-4 zone district. These new Zoning Ordinance amendments would be subject to subsequent public review and approval process that includes the appropriate level of CEQA review. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.
- c) *No Impact.* The 2009-2014 Housing Element will not conflict with an adopted habitat conservation plan or natural community conservation plan as none is present. Therefore, the 2009-2014 Housing Element will have **No Impact**.

<b><u>XI. MINERAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a,b) *No Impact.* The 2009-2014 Housing Element would not result in the loss of availability of any known mineral resources or resource recovery site as none are identified in the 1997 General Plan. Therefore, the 2009-2014 Housing Element will have **No Impact**.

<b><u>XII. NOISE</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-d) *Less Than Significant Impact.* Construction noise associated with demolition, grading, and excavation activities could result in temporary or short-term noise impacts including ground-borne vibration or an increase in noise levels, while operational noise associated with vehicular traffic, outdoor activities, and stationary mechanical equipment could result in a permanent ambient increase in noise levels. Noise attenuation standards and requirements are regulated by the 1997 General Plan, as well as Section 9.36 of the City's Noise Ordinance. Any new residential development would be required to comply with the policies and standards contained in the Health and Safety Element of the 1997 General Plan, Section 9.36 of the Noise Ordinance, and are subject to site-specific CEQA review as residential development applications are submitted to the City.

The 2009-2014 Housing Element does not consist of any new site-specific residential development, but rather, provides a policy framework in which the City's regional housing need is accommodated for. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

e) *Less Than Significant Impact.* As noted previously, the 2009-2014 Housing Element does not include specific development projects, and instead, provides a policy framework in which the City's regional housing needs between 2007-2014 will be accommodated for. Potential impacts related to future development would be analyzed at the time a specific development application is submitted for review and consideration. At that time, any proposed residential land uses surrounding the Modesto City-County Airport would be required to comply with the Stanislaus County Airport Land Use Plan and the City's 1997 General Plan. Compliance with these plans will ensure that future residential development would not be located in an area that would result in exposure of people residing or working in Ceres to excessive noise levels. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

f) *No Impact.* There are no private airstrips within the City of Ceres. Therefore, the 2009-2014 Housing Element will have **No Impact**.



<b><u>XIII. POPULATION</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

*a,b,c) Less Than Significant Impact.* The 2009-2014 Housing Element provides the policy framework necessary to meet the City's identified Regional Housing Need Allocation (RHNA) of 1,819 residential units between 2007 and 2014. The new residential development anticipated in the 2009-2014 Housing Element results in population growth under the City's 1997 General Plan. These anticipated residential units are expected to occur within the City's existing City Limits and Sphere of Influence.

Additionally, the 2009-2014 Housing Element is consistent with the 1997 General Plan, and does not require the need to amend any of the site-specific land use designations provided under the General Plan in order to meet the RHNA. Because the 2009-2014 Housing Element only provides the policy framework necessary to meet the RHNA, and implement the land use and population assumptions under the 1997 General Plan, it does not result in any direct increase in population growth, as it does not propose any new site-specific residential development.

Although the 2009-2014 Housing Element does not provide entitlements for the development of any site-specific residential projects, it could indirectly result in the displacement of existing housing or people, which would necessitate the construction of replacement housing in the City. Any new housing created as a result of the 2009-2014 Housing, however, will be done in accordance with the 1997 General Plan, and will include a separate site-specific CEQA review and analysis. Therefore, any induction of population growth, displacement of people and/or housing, which would create the need for new housing, created as a result of the 2009-2014 Housing is considered to be less than significant. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>XIV. PUBLIC SERVICES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a-d) *Less Than Significant Impact.* The Emergency Services Division of the Ceres Department of Public Safety provides fire protection within the City. The Police Division of the Ceres Department of Public Safety provides police services within the City. The Ceres Unified School District (CUSD) provides elementary, junior high, and high school level education services to students within its District boundary, including the City of Ceres. The Ceres Recreation Department is responsible for administering and operating the thirteen (13) parks located throughout the City.

As previously discussed, the 2009-2014 Housing Element would not directly result in physical changes in the City. However, any new residential development that is created as a result of the Housing Element would be expected to affect and potentially increase the demand for public services. As new residential development occurs, the City collects Public Facilities Fees on a per unit basis. These Fees, which include fees for fire protection, police protection, and parks, are intended to mitigate any potential impact created by new residential development. In addition, the CUSD collects a school impact fee in accordance with SB 50 for each residential unit developed within its boundary. This fee also mitigates potential impacts to the CUSD facilities created as a result of new residential development. In addition, as part of planning and application review process, all new residential development projects would be evaluated to determine the level of and demand public services that would be impacted by the project. All projects are subject to the City's 1997 General Plan and any mitigation measures, as appropriate, to ensure adequate service levels would be maintained. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>XV. RECREATION</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a,b) *Less Than Significant Impact.* Implementation of the 2009-2014 Housing Element would not result in any direct physical changes to the City's parks and recreation facilities. However, new residential development created as a result of the Housing Element would increase the use of existing parks facilities and require the expansion of, or construction of new parks and recreation facilities. As new development occurs, site-specific projects are reviewed for their consistency with the City's 1997 General Plan, and evaluated in accordance with CEQA. As such, any future impacts that may occur to the City's parks and recreation facilities as a result of the 2009-2014 Housing Element will be mitigated, as appropriate, upon review of a specific project. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>XVI. TRANSPORTATION/TRAFFIC</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of services standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a,b) *Less Than Significant Impact.* According to the 1997 General Plan, the City has adopted a Level of Service (LOS) C on secondary collector streets and local streets and an LOS D on primary collector streets, arterial streets, expressways, and freeways. The type and density of residential development assumed for the 2009-2014 Housing Element is consistent with the residential land uses contemplated under the 1997 General Plan Land Use Element and Transportation and Circulation Element, and as evaluated in the 1997 General Plan EIR.

Future residential development that would be permitted as a result of implementation of the 2009-2014 Housing Element would not be expected to exceed the capacity of the circulation system contemplated under the 1997 General Plan or conflict with an applicable congestion management program. Additional environmental review in accordance with CEQA will occur as future residential development and site-specific projects occur. Impacts to the City's existing circulation system and mitigation measures, as appropriate, will be analyzed and identified at that time. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

c) *No Impact.* Implementation of the 2009-2014 Housing Element will not result in a change in air patterns. Therefore, the 2009-2014 Housing Element will have **No Impact**.

d,e) *Less Than Significant Impact.* Any future residential development that is a result of the 2009-2014 Housing Element will be done in accordance with the City's 1997 General Plan, Ceres Municipal Code, and Ceres Improvement Standards. In addition, the Housing Element will not result in inadequate

emergency access. Future residential development created as a result of the Housing Element will be done in compliance with any improvement standards and specifications of the City's Public Works Department, and Police and Fire Divisions of the Public Safety Department. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

- f) *Less Than Significant Impact.* The 2009-2014 Housing Element is a policy document that provides the framework necessary for the City to meet and achieve their RHNA, and does not conflict with any adopted policies, plans, or programs supporting alternative transportation. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>XVII. UTILITIES AND SERVICE SYSTEMS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a,b,e) *Less Than Significant Impact.* New residential growth and development anticipated under the 2009-2014 Housing Element would result in population growth assumed under and consistent with the City's 1997 General Plan.

As noted previously, adoption of the 2009-2014 Housing Element would not directly result in any physical changes to the City that would place a higher demand on existing water or wastewater facilities and improvements. However, new residential development that occurs as a result of the Housing Element would place a higher demand on these facilities and their capacity. As new residential development occurs, the City will prepare an additional site-specific environmental review in accordance with CEQA. This review will determine the specific project's impacts on the City's existing water and wastewater facilities, and any mitigation measures, as appropriate, will be incorporated into the project to mitigate any potential impacts to such facilities. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

c) *Less Than Significant Impact.* Adoption of the 2009-2014 Housing Element does not require, or result in, the construction of new stormwater facilities. Rather, the Housing Element provides the policy framework necessary for the City to meet and achieve its regional housing need. As new site-specific residential development occurs, additional environmental review in accordance with CEQA shall be prepared. This review will evaluate the site-specific project and determine the need for new stormwater facilities and improvements. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

d) *Less Than Significant Impact.* Potable water services within the City are provided by the City of Ceres. At this time, the City relies on the Turlock Groundwater Sub-basin, which comprises an area of

approximately 350,000 acres. The City's Water Services Division maintains fourteen (14) municipal water wells, and over 125 miles of water lines. In addition to the fourteen (14) water wells, the City also has two at-grade water storage tanks and one booster pump facility, which is utilized to pump additional water during high demand periods. It is anticipated that the City has sufficient groundwater supply to provide potable water services to the 1,819 residential units contemplated as part of the 2009-2014 Housing Element and the City's regional housing needs. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

- f,g) *Less Than Significant Impact.* Solid waste disposal in the City of Ceres is provided by a franchise agreement with Bertolotti-Ceres Disposal. Bertolotti-Ceres Disposal owns and operates a solid waste transfer station at 231 Flamingo Road. Solid waste is collected at the transfer station, and then delivered to the Fink Road Landfill located in Crows Landing. The Fink Road Landfill has the capacity to provide solid waste services to the City of Ceres through the 2009-2014 Housing Element timeframe.

In addition, future residential development created as a result of the 2009-2014 Housing Element will comply with all Federal, State, and local policies and regulations related to solid waste. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

<b><u>VIII. MANDATORY FINDINGS OF SIGNIFICANCE</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- a) *Less than Significant.* The City of Ceres is required by State Law to prepare a Housing Element that incorporates and identifies how the City would accommodate its total identified Regional Housing Needs Allocation (RHNA), which is contained in StanCOG’s Regional Housing Needs Allocation Plan. As mentioned previously, the City’s total share of the RHNA is 1,819 units between 2007-2014.

The City’s 2009-2014 Housing Element is a policy document that reflects and anticipates development as described in other City plans and ordinances. It does not regulate or provide entitlements for new development, and would not directly result in any physical changes to the environment. As a result, no new environmental effects that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory are anticipated. Additional environmental review of potential environmental impacts in compliance with CEQA would be required prior to any new development that occurs as a result of the 2009-2014 Housing Element. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

- b) *Less Than Significant.* Under the 2009-2014 Housing Element, no specific development projects would occur. Rather, the Housing Element would update policies and implementation programs that guide future population growth and housing demand within the City. Therefore, these less than significant impacts would not combine with impacts from other projects to cause a cumulative impact. In addition, the Housing Element is guiding future anticipated residential development, and is not considered growth inducing or a document that provides entitlements to this anticipated development. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

- c) *Less than Significant.* As noted previously throughout this Initial Study, the 2009-2014 Housing Element would not have an environmental effect that would cause substantial adverse effects on human beings either directly or indirectly. Therefore, the 2009-2014 Housing Element will have a **Less Than Significant Impact**.

Please direct all agency comments on this Initial Study to:

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